

A-6114

Special Permit Request

Partial demolition of the detached garage
located in the rear (south) yard of the property.

Mr. & Mrs. W. Reid Thompson
14 West Kirke Street

14 West Kirke Street



Figure 1: View of 14 West Kirke Street. The subject garage is to the west (right) side.



Figure 2: View of the detached subject garage at 14 West Kirke Street.



Figure 3: Right side of the subject garage (looking north).



Figure 4: View looking east at the subject garage and soffit overhang.

**CHEVY CHASE VILLAGE
BOARD OF MANAGERS
MAY 14, 2012 MEETING**

STAFF REPORT

TO: BOARD OF MANAGERS
FROM: ELLEN SANDS, PERMITTING AND CODE ENFORCEMENT COORDINATOR
DATE: 5/10/2012
SUBJECT: HEARING OF APPEAL CASE NO. A-6114 SPECIAL PERMIT REQUEST
MR. & MRS. W. REID THOMPSON, 14 WEST KIRKE STREET
PARTIAL DEMOLITION OF THE DETACHED GARAGE IN THE REAR (SOUTH) YARD OF THE
PROPERTY.

NOTICE REQUIREMENTS: Abutting Owners; Public Notice

Applicable Chevy Chase Building Regulation:

The Chevy Chase Village Code § 8-19 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain a special permit from the Board of Managers for such demolition to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

FINDINGS REQUIRED:

1. That the proposed special permit is authorized by the Village building regulations.
2. That the proposed special permit will not adversely affect the public health, safety or welfare nor the reasonable use of the adjoining properties.
3. That the proposed special permit can be granted without substantial impairment of the purpose and intent of the Village building regulations.
4. That the proposed special permit would not violate the covenants applicable to the subject property.

APPLICABLE COVENANTS:

The covenants applicable to the Subject Property do not impose requirements regarding demolition.

FACTUAL AND BACKGROUND INFORMATION:

The property is considered an Outstanding Resource by the Historic Preservation Commission (HPC). The detached garage, because it does not share a wall with the main house, is subject to "moderate scrutiny".

The detached garage is currently unfinished; there is no insulation or finished space.

The Applicants initially proposed to renovate the interior of the existing detached garage into finished space; they did not intend to alter any portion of the exterior of the building. Upon study by an engineer, however, it was determined that the concrete slab and wall framing did not

satisfy current Montgomery County structural requirements. Additionally, there was deterioration in the exterior rear and side walls of the garage. The Applicants requested permission from the Historic Preservation Commission (HPC) to demolish and rebuild the garage. That permission was denied due to the historic significance of the building.

The Applicants were subsequently granted permission by HPC to disassemble the front façade and save it for re-installation; demolish the sides and rear of the garage; re-build a structurally adequate slab; and rebuild the garage in its current location, reinstalling the front wall. Thus the Applicants are requesting a special permit for *partial* demolition of the garage.

The Contractor for the Applicants has provided a demolition package consistent with what has been required with recent demolition requests. The package outlines the process of demolition as well as the results of testing for rodents, flying pests, asbestos and lead. Tests find that there are no rodents or flying pests and no asbestos. There is a presence of lead-based paint on the windows and trim. The Contractor is a certified lead-abatement specialist and has stated that standard safe practice will be followed for removal of windows and trim that contain lead-based paint.

See Case A-6115 for information regarding the variance required to construct a guest house that replicates the size and location of the existing garage.

To date there have been no letters received from abutting or confronting neighbors regarding the project.

Applicable Fees: Building Permit: (detached garage): \$400; Special Permit (for demolition of more than 50% of the accessory building): \$300; Variance Application Fee (to replace an existing non-conformity): \$150.00. TOTAL: \$850.00

RELEVANT PRECEDENTS:

Since 1995, nineteen (19) special permits have been granted by the Board to demolish accessory buildings, sixteen (16) of which were detached garages. Fourteen (14) of those were located in the Chevy Chase Village Historic District. No applications for a special permit to demolish an accessory building have been denied.

Draft Motion

I move to direct staff to draft a decision **APPROVING/DENYING** the special permit request in case A-6114, based on the findings that ...

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 14th day of May, 2012 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6114
MR. & MRS. W. REID THOMPSON
14 WEST KIRKE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants have filed a request for a special permit pursuant to Section 8-11 of the Chevy Chase Village Code to partially demolish the detached garage located in the rear (south) yard of the property. The side and rear walls and the roof of the existing garage, which represent eighty-six (86) per cent of the structure, will be demolished. The front wall, which represents fourteen (14) per cent of the structure, will be maintained.

The Chevy Chase Village Code § 8-19 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain a special permit from the Board of Managers for such demolition to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

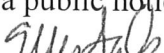
This notice was mailed to abutting and confronting property owners on the 3rd day of May, 2012.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEALS A-6114 & A-6115

MR. & MRS. W. REID THOMPSON
14 WEST KIRKE STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Mr. & Mrs. William Silverman Or Current Resident 15 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. Joseph K. Melrod Or Current Resident 11 West Kirke Street Chevy Chase, MD 20815
Mr. Ephraim Jacobs Or Current Resident 16 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. Gordon Vap Or Current Resident 12 West Kirke Street Chevy Chase, MD 20815
Mr. & Mrs. Arnold C. Ratner Or Current Resident 9 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. & Mrs. Michael Helfer Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Mr. & Mrs. Henry A. Dudley Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Ms. Barbara S. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	

I hereby certify that a public notice was mailed to the aforementioned property owners on the 3rd day of May, 2012. 

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



May 3, 2012

Mr. & Mrs. W. Reid Thompson
14 West Kirke Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Thompson:

Please note that your requests for a special permit to partially demolish and a variance to construct the guest house on your property are scheduled before the Board of Managers on Monday, May 14, 2012 at 7:30 p.m.

Either you or another representative must be in attendance to present your cases. At that time, additional documents may be introduced and testimony can be provided in support of the requests.

For your convenience, enclosed please find copies of the Public Hearing Notices and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS

PATRICIA S. BAPTISTE
Chair
PETER T. KILBORN
Vice Chair
ALLISON W. SHUREN
Secretary
RICHARD RUDA
Assistant Secretary

LAWRENCE C. HEILMAN
Treasurer
GARY CROCKETT
Assistant Treasurer
DAVID L. WINSTEAD
Board Member

**Chevy Chase Village
Building Permit Application**

Permit No: A-6114

Property Address: 14 W. KIRKE STREET

Resident Name: W. REID THOMPSON

Daytime telephone: 301-986-1290

Cell phone:

After-hours telephone:

E-mail:

Project Description: REMOVE EXISTING REAR GARAGE AND (CRACKED) CONCRETE SLAB ON GRADE (NO FOOTINGS) KEEP FRONT DOORS AND TRIM PER REUSE.
CONSTRUCT LIKE SIZE CARRIAGE HOUSE, TO INCLUDE NEW CONCRETE SLAB AND INCORPORATE BEDROOM, BATHROOM AND KITCHEN SPACE, AS SHOWN ON PLAN.

☒ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Primary Contact for Project:

☐ Resident

☐ Architect

☐ Project Manager

☒ Contractor*

*MHIC/MD Contractor's License No. (required):

Information for Primary Contact for Project (if different from property owner):

Name: SMITH, THOMAS & SMITH / DAVID ALESSANDRINI

Work telephone: 301-656-0141

After-hours telephone:

Cell phone: 202-714-2331

E-mail: stsgc@aol.com

Will the residence be occupied during the construction project?

☒ Yes

☐ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

Parking Compliance:

Is adequate on-site parking available for the construction crews?

☒ Yes

☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons?

☐ Yes

☒ No

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

- ☒ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☒ This application form, signed by resident.
- ☐ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☒ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

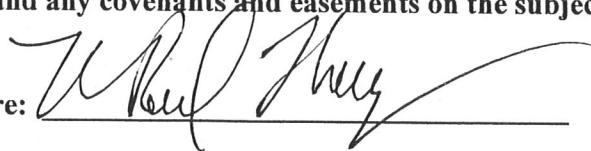
Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature:



Date: 3/15/12

To be completed by Village staff:

Is this property within the historic district?

Yes ☒

No ☐

Staff Initials: ES

Date application filed with Village: 3/15/12

Date permit issued: _____

Expiration date: _____

For Use By Village Manager	Application approved with the following conditions:
For Use By Village Manager	Application denied for the following reasons:

DENIED

MAR 15 2012

Chevy Chase
Village Manager

Filing Fees (due when application submitted)	Checks Payable to:	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>300.00</u> (see Permit Fee Worksheet)		
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <u>TBD</u> <input type="checkbox"/> Not required for this project.		
TOTAL Fees: <u>300.00</u>		
Date: <u>3/27/12</u> Staff Signature: <u>[Signature]</u>		
Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to:	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: _____ Staff signature: _____	
Cost of damage to R-O-W: (calculated at close-out) Amount of refund: _____	Date: _____ Staff signature: _____	

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: 14 W. KIRKE STREET	
Describe the Proposed Project: PART REAR GARAGE DEMOLITION AND RECONSTRUCTION FOR HABITABLE GUEST SUITE. (NEW STRUCTURE TO MATCH THE SIZE AND LOCATION OF THE EXISTING GARAGE.)	
Applicant Name(s) (List all property owners): W. REED THOMPSON / MARY H. THOMPSON	
Daytime telephone: 301-986-1290	Cell:
E-mail:	
Address (if different from property address):	
For Village staff use:	
Date this form received: 3/16/12	Special Permit No: A-0114

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form) *sign.*
- ☒ Completed Chevy Chase Village Building Permit Application -
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code. ✓
- ☐ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: W. Reed Thompson

Date: 3/15/12

Applicant's Signature: Mary H. Thompson

Date: 3/15/12

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

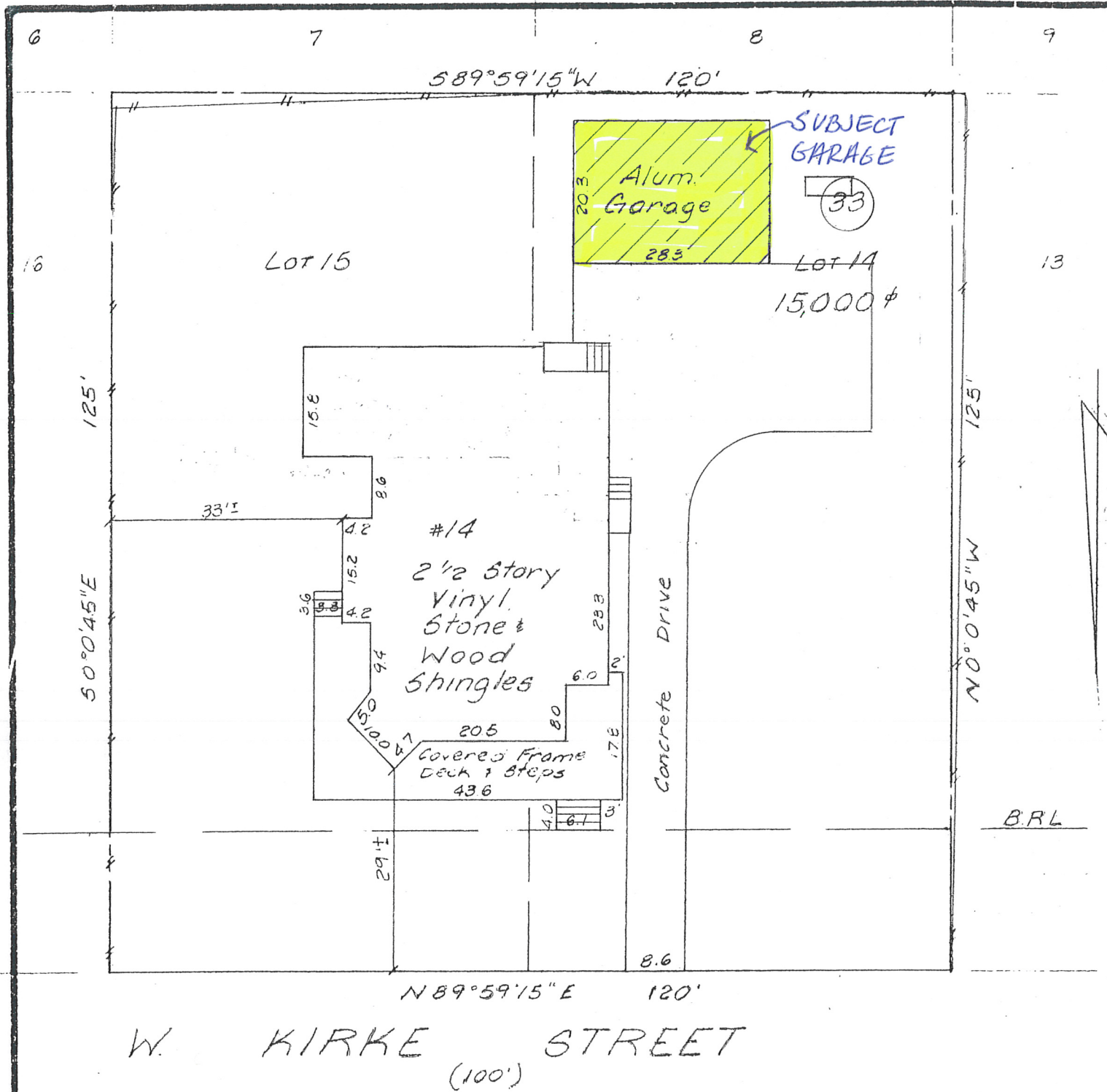
THE PROPOSED CONSTRUCTION IS LOCATED AT THE REAR OF THE PROPERTY. THE PROPOSED STRUCTURE WILL MATCH THE SIZE AND DESIGN OF THE EXISTING GARAGE, AND WILL BE CONSTRUCTED AT ITS CURRENT LOCATION. DEMOLITION OF THE EXISTING STRUCTURE WILL BE PERFORMED IN A SAFE MANNER AND WILL NOT HAVE AN ADVERSE IMPACT ON THE NEIGHBORS, THE ENVIRONMENT OR THE CHARACTER OF THE NEIGHBORHOOD.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

THE PROPOSED CARRIAGE HOUSE STRUCTURE TO MATCH THE SIZE AND LOCATION OF THE EXISTING GARAGE, INCLUDING THE CURRENT 4' REAR YARD SETBACK. DEMOLITION OF THE EXISTING STRUCTURE WILL BE PERFORMED IN A SAFE MANNER AND WILL NOT HAVE AN ADVERSE IMPACT ON THE NEIGHBORS, THE ENVIRONMENT OR THE CHARACTER OF THE NEIGHBORHOOD.

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24)</i> <input type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input checked="" type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: \$200 check # 2885	Date Paid: 3/16/12 Staff Signature: <i>[Signature]</i>



NOTES:

Not to be used for construction.

Lot corners have not been set by this survey unless otherwise indicated.

Revisions: 39-85
Lot Numbers.

E&A

I hereby certify that I have carefully located the improvements as shown hereon in accordance with recorded property descriptions and that there are no encroachments except as indicated.

LIGHT, ELLIOTT & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS

6508 ADELPHI ROAD
ADELPHI, MARYLAND
20783

422-6080

HOUSE LOCATION SURVEY
14 W. Kirke Street
Lot 14 & 15 Block 33 Section 2

CHEVY CHASE

Bethesda
Montgomery

Election District
County, Maryland

Plot Book 2 File

Registered Professional Land Surveyor

Book 200-56 Ck. by
Job no. 2900 Case no.

Date

WESLEY COOK, JR.

2-16-85

8

Smith, Thomas & Smith, Inc.

GENERAL CONTRACTORS

MD. LICENSE #453
D.C. LICENSE #17
VA. LICENSE #035673

4713 MAPLE AVENUE, BETHESDA, MD 20814
TELEPHONE: 301-656-0141
EMAIL: STSGC@AOL.COM
FAX: 301-656-6705
www.smiththomasandsmith.com

March 16, 2012

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

Re: Means and methods for demolition and removal of garage construction material at
14 W. Kirke Street, Chevy Chase, MD 20815

To Whom It May Concern:

Demolition and removal of construction material will at all times be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with the requirements of any permits, including demolition permits and Historic Area Work Permits issued in conjunction with said work.

- Prior to start of demolition, Smith, Thomas & Smith, Inc. (STS), a licensed, EPA certified contractor, will prepare the site and install all sediment and tree protection required. 6 mil poly sheets will be installed at the perimeter walls to protect the soil.
- Prior to commencing demolition activities, the garage will be hosed down in order to minimize any dust resulting from the demolition and water will be used as required and as needed throughout the demolition process.
- STS will use hand tools to disassemble the existing garage. Debris will be encapsulated in 6 mil poly and loaded into our company truck and will be delivered to the appropriate landfills (for recycling) outside of the Village of Chevy Chase.
- Work crews will make every attempt to park on private property, and if needed will park in front of the house on W. Kirke Street.
- The demolition will take two days weather permitting.

The demolition of the existing garage at 14 W. Kirke Street should not affect the health, safety or welfare, or the reasonable use of adjoining properties. Granting of the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village code.

Respectfully,



John R. Gubisch, III
Vice President / Secretary



5455 Butler Road
Bethesda, MD 20816
(301) 657-4480
(301) 907-6560 Fax
todd@capitolpest.com
www.capitolpest.com



March 13, 2012

Smith Thomas Smith
Dave
4713 Maple Avenue
Bethesda, MD 20814

14 West Kirke Street

Dear Dave,

This is to advise you that Capitol Beltway Termite and Pest Control Company has completed inspection and treatment of the above referenced property and finds that it is now free of any rodents or other vectors.

Capitol Beltway Termite and Pest Control Company is licensed with the Maryland Department of Agriculture in the category of "Industrial, Institutional, and Structural" related rodent control. You will find our company listed with the following information:

Capitol Beltway Termite & Pest Control Company
Business License Number 570
Expires June 30, 2012

Thank you for this opportunity to be of service.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julio Gonzalez'.

Julio Gonzalez (MD)

SERVICE REPORT

TYPE OF SERVICE:

☐ COMMERCIAL

RESIDENTIAL

☐ TERMITE

202 Perry Pkwy
Suite 2
Gaithersburg, MD 20877-2172
866-755-0008
id Thompson
West Kirke Street
evy Chase, MD 20815
1 986-1290

☒ Regular☐ Call Back☐ Intensive

Amount paid

☐ Add-on

☐ Follow-up

☐ Special☐ Check #☐ Cash☐ Credit Card

Date: 2/15/12 Time in: 1:32pm Time out: 2:00pm Office # 301-468-9460

SEE BACK PANEL FOR PRODUCT, EQUIPMENT AND TREATMENT METHOD CODES/INFORMATION

SITES INSPECTED		TARGET PEST		WE RECOMMEND		TREATMENT METHOD/PRODUCTS USED																																							
<input checked="" type="checkbox"/> 1. Kitchen <input type="checkbox"/> 2. Living Area <input type="checkbox"/> 3. Bathroom(s) <input type="checkbox"/> 4. Dining Room(s) <input type="checkbox"/> 5. Utility Room(s) <input type="checkbox"/> 6. Storage Room(s) <input checked="" type="checkbox"/> 7. Basement <input type="checkbox"/> 8. Exterior Perimeter <input type="checkbox"/> 9. Attic <input checked="" type="checkbox"/> 10. Crawl Space <input checked="" type="checkbox"/> 11. Garage <input type="checkbox"/> 12. Office Area <input type="checkbox"/> 13. Bar(s) <input type="checkbox"/> 14. Trash Room(s) <input type="checkbox"/> 15. Dishwash Room <input type="checkbox"/> 16. Food Storage <input type="checkbox"/> 17. Liquor Storage <input type="checkbox"/> 18. Laundry <input type="checkbox"/> 19. Receiving Area <input type="checkbox"/> 20. Entry/Vestibule <input type="checkbox"/> 21. Detached Garage <input type="checkbox"/> 22. Utility Shed <input type="checkbox"/> 23. _____		<input type="checkbox"/> Carpenter Ants <input type="checkbox"/> Odorous House Ants <input type="checkbox"/> Pavement Ants <input type="checkbox"/> Ant(s) <input type="checkbox"/> American Cockroaches <input type="checkbox"/> German Cockroaches <input type="checkbox"/> Oriental Cockroaches <input type="checkbox"/> House Flies <input type="checkbox"/> Organic Breeding Flies <input type="checkbox"/> House Mice <input type="checkbox"/> Norway Rats <input type="checkbox"/> Stored Product Pests <input type="checkbox"/> Ground Beetles <input type="checkbox"/> Crickets <input type="checkbox"/> Spiders <input type="checkbox"/> Silverfish <input type="checkbox"/> Millipedes/Centipedes <input type="checkbox"/> Carpenter Bees <input type="checkbox"/> Paper Wasps/Mud Daubers <input type="checkbox"/> Yellow Jackets <input type="checkbox"/> Mosquitoes <input type="checkbox"/> Ticks <input type="checkbox"/> Termites <input type="checkbox"/> _____		<input type="checkbox"/> Improve ventilation in crawl/attic <input type="checkbox"/> Trim back trees and shrubs <input type="checkbox"/> Move wood pile <input type="checkbox"/> Install chimney cap <input type="checkbox"/> Remove leaf litter <input type="checkbox"/> Repair window & door screen <input type="checkbox"/> Replace door sweeps <input type="checkbox"/> Clean under equipment <input type="checkbox"/> Organize storage area <input type="checkbox"/> Eliminate standing water <input type="checkbox"/> Dispose of trash properly <input type="checkbox"/> Seal pipe chases & utility conduits <input type="checkbox"/> Seal cracks and crevices ADDITIONAL WESTERN SERVICES <input type="checkbox"/> Pre-AIB Inspection & Evaluation <input type="checkbox"/> Drain Cleaning <input type="checkbox"/> OE-30 Program <input type="checkbox"/> Perimeter Treatment <input type="checkbox"/> Mosquito Management <input type="checkbox"/> Tick Management <input type="checkbox"/> Moisture Barriers <input type="checkbox"/> Gutter Cleaning <input type="checkbox"/> Gutter Protection Defier <input type="checkbox"/> Thermozone		(Preventative or Curative) See reverse side for abbreviations. QTY indicates quantity used. <table border="1"> <thead> <tr> <th>CODES</th> <th>SITES</th> <th>METH</th> <th>EQUIP</th> <th>QTY</th> </tr> </thead> <tbody> <tr> <td>100</td> <td>7, 10</td> <td>208</td> <td>17</td> <td>13</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					CODES	SITES	METH	EQUIP	QTY	100	7, 10	208	17	13																									
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				WEATHER <input checked="" type="checkbox"/> Sunny <input type="checkbox"/> Cloudy <input type="checkbox"/> Rainy TEMP <input type="checkbox"/> Hot <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Cold WIND <input type="checkbox"/> Windy <input type="checkbox"/> Light <input checked="" type="checkbox"/> Calm																																									
				ADDITIONAL CHARGE: <input type="checkbox"/> Rodent bait stations <input type="checkbox"/> Multi-Catch Traps <input type="checkbox"/> Pheromone Traps <input type="checkbox"/> Fly Units																																									
				Charge: \$ _____																																									
				NEW JERSEY ONLY <table border="1"> <thead> <tr> <th>CODE</th> <th>PERCENT A.I.</th> <th>AMOUNT/VOLUME OF WATER</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					CODE	PERCENT A.I.	AMOUNT/VOLUME OF WATER																																		
CODE	PERCENT A.I.	AMOUNT/VOLUME OF WATER																																											
COMMENTS/RECOMMENDATIONS: Today I inspected in basement crawl space, kitchen. No activity was found. Changed out glue boards. Glue boards had crickets in them. Expect to see us in spring to treat outside. No recommendations at this time. Thank you!																																													
CUSTOMER INSTRUCTIONS <input type="checkbox"/> Do not touch treated areas until dry <input type="checkbox"/> Do not return to treated area(s) until ventilated (minimum 2 hours)		<input type="checkbox"/> Do not tamper with rodent placements <input type="checkbox"/> Dampen granules to activate																																											
Customer Signature _____		Technician Signature _____			Certification # 22824																																								

Current Balance: \$0.00 30 Days: \$0.00 60 Days: \$0.00 90 Days: \$0.00 120 Days: \$0.00 Total Prev: \$0.00

Form G12 REV 9/11

AIR, LAND AND WATER ENGINEERING, INC.

10017 Hackberry Lane, Suite 10

Columbia, MD 21046

Phone: 410-997-0395

Fax: 410-997-0278

www.AirLandWater.com

March 14, 2012

Dave Alessandrini
Smith, Thomas & Smith, Inc.
4713 Maple Avenue
Bethesda, MD 20814

SUBJECT: Asbestos and Lead Paint Testing Report for the garage at the property located
at 14 W. Kirk Street, Chevy Chase, MD 20815. ALWE Project #12-2006.

Dear Mr. Alessandrini:

Air, Land and Water Engineering, Inc. (ALWE) is pleased to submit this report for asbestos and lead paint testing at the above referenced address. This work was performed in general accordance to ALWE proposal Number 12-915.

SCOPE OF WORK:

1. XRF testing was performed on the accessible painted surfaces of the building.
2. Asbestos sampling and testing was performed at homogeneous locations at the garage for an upcoming demolition.
3. This brief report was prepared with the XRF field sheets and asbestos laboratory results.

On March 6, 2012, ALWE representative, Mr. Derek Falzoi, a Licensed Asbestos Inspector, collected five (5) samples from the garage at the above listed address. The samples included two layers of roofing from the Lower Main Roof, two layers of roofing from the higher Partitioned Roof located on the same side as the front entry doors, and exterior door caulking from the front entry doors. These samples were sealed in air-tight bags and then delivered to an accredited laboratory and analyzed by Polarized Light Microscopy (PLM).

Also on March 6, 2012, Mr. Falzoi, a Licensed Maryland Risk Assessor, conducted a Lead-Based Paint (LBP) inspection of the above referenced property. The scope of work included the testing of accessible interior and exterior building components for lead paint.

The inspection was conducted in accordance with Federal regulations and guidelines and followed protocols on file with the Maryland Department of the Environment as a condition of accreditation as a lead paint inspection contractor in the State of Maryland. The Maryland definition of lead-based paint, which includes concentrations of lead of greater than 0.7 milligrams per square centimeter, was observed. Paint testing was conducted with a portable X-Ray Fluorescence analyzer (XRF), RMD Model LPA-1.

RESULTS:

No asbestos was found on the five samples collected for PLM laboratory analysis.

Lead-based paint was found on the following building components:

- Interior metal walls.
- Interior front wood doors and wood door transoms.
- Interior door divider between Wall A3 door and Wall A4 door.
- Exterior front doors, door wainscoting, door dividers, and door transoms.
- Exterior structural corner posts.
- Exterior front door headers and dividers.
- Exterior window sashes and casings, and windowsills and wells (where present).
- Exterior Partitioned Roof structural components.
- Exterior fascia and soffit.

A listing of the XRF readings collected during the inspection is enclosed with this report.

RECOMMENDATIONS:

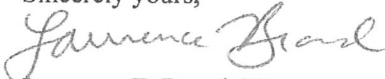
All similar surfaces that have been tested positive for lead paint should be assumed to be positive unless they specifically tested negative.

The demolition work should be performed by an EPA certified firm who will use lead safe work practices and trained workers who follow the EPA RRP and OSHA lead in construction regulations.

A copy of this report must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Should you have any questions concerning this report, please call me at 410-997-0395.

Sincerely yours,



Laurence T. Brand, PE
Senior Engineer

Attachments: Asbestos Laboratory Analysis, XRF Data Sheet Interpretations, and XRF Results.

Terms and limitations

ALWE has performed the Client requested tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices. ALWE cannot guarantee and does not warrant that this LBP Testing has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the inspection. ALWE cannot and will not warrant that the testing that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards.

This inspection by ALWE is solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the work, will be valid only as of the date of the inspection. ALWE assumes no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention.

All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ALWE in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the field work was conducted. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of the report. No other warranty, express or implied is made. ALWE's liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to ALWE for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ALWE is strictly prohibited without the expressed prior written consent of ALWE. Portions of this report may not be used independent of the entire report.

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.emsl.com>beltsvillelab@emsl.com

EMSL Order: 191202225

CustomerID: ALWE62

CustomerPO:

ProjectID:

Attn: **Larry Brand**
Air, Land & Water Engineering Inc.
10017 Hackberry Lane
Suite 10
Columbia, MD 21046

Phone: (410) 997-0395
Fax: (410) 997-0278
Received: 03/08/12 8:30 AM
Analysis Date: 3/8/2012
Collected: 3/6/2012

Project: 12-2006 14 W. KIRK

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA
600/M4-82-020 Method(s) using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
12-2006-1 191202225-0001	EXTERIOR LOWER ROOF NW CORNER 1ST LAYER	Gray/Black Fibrous Heterogeneous	40% Glass	60% Non-fibrous (other)	None Detected
12-2006-2 191202225-0002	EXTERIOR LOWER ROOF NW CORNER 2ND LAYER	Brown/Gray/Black Fibrous Heterogeneous	45% Cellulose 10% Synthetic	45% Non-fibrous (other)	None Detected
12-2006-3 191202225-0003	EXT. A WALL UPPER PARTICLE ROOF NW CORNER 1ST LAY.	Gray/Black Fibrous Heterogeneous	35% Glass	55% Non-fibrous (other) 10% Mica	None Detected
12-2006-4 191202225-0004	EXT. A WALL UPPER PARTICLE ROOF NW CORNER 2ND LAY.	Brown/Gray/Black Fibrous Heterogeneous	40% Cellulose 12% Synthetic	48% Non-fibrous (other)	None Detected
12-2006-5 191202225-0005	EXT. A WALL DOOR FRAME CAULK	Gray/White/Green Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

George Malone (5)

Joe Centifonti, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. None Detected = <1%
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/09/2012 06:30:14

Test Report PLM-7.23.0 Printed: 3/9/2012 6:30:14 AM

THIS IS THE LAST PAGE OF THE REPORT.

1



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

191202225

EMSL ANALYTICAL, INC.
10768 BALTIMORE AVE
BELTSVILLE, MD 20705
PHONE: (301) 937-5700
FAX: (301) 937-5701

Company : Air, Land & Water Engineering, Inc.		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: 10017 Hackberry Lane, Suite 10		Third Party Billing requires written authorization from third party	
City: Columbia	State/Province: MD	Zip/Postal Code: 21046	Country: USA
Report To (Name): Larry Brand		Fax #: 410-997-0278	
Telephone #: 410-997-0395		Email Address: LBrand@AirLandWater.com	
Project Name/Number: 12-2006 14 W. Kirk			
Please Provide Results: <input checked="" type="checkbox"/> Fax <input checked="" type="checkbox"/> Email		Purchase Order:	U.S. State Samples Taken: MD
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hours <input type="checkbox"/> 6 Hours <input type="checkbox"/> 24 Hrs <input checked="" type="checkbox"/> 48 Hrs <input type="checkbox"/> 3 Days <input type="checkbox"/> 4 Days <input type="checkbox"/> 5 Days <input type="checkbox"/> 10 Days			
*For TEM Air 3 hours/6 hours, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Air <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> EPA Protocol (Semi-Quantitative) <input type="checkbox"/> EPA Protocol (Quantitative)		Other: <input type="checkbox"/>	
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group			
Samplers Name: Derek Falbo		Samplers Signature: [Signature]	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
12-2006-1	Exterior Lower Roof, NW corner, 1 st layer		3/6/12 11:00 AM
-2	↓ 2 nd layer		↓
-3	A Wall Upper Port into Roof, NW corner, 1 st layer		↓
-4	↓ 2 nd layer		↓
-5	A Wall, door frame caulk.		↓
Client Sample # (s): 12-2006 - 1 - 5		Total # of Samples: 5	
Relinquished (Client): Derek Falbo		Date: 3/7/12	Time: 5:10
Received (Lab): [Signature]		Date: 3/8/12	Time: 8:30 AM
Comments/Special Instructions:			

116

XRF Data Sheet Interpretations

The following definitions will aid in interpreting the specific columns of information located in the XRF Lead-Based Paint Inspection Data sheets:

Column #1 - "Wall": Each component tested is reported by a wall code of A, B, C, D, or N/A. A component is described with a wall code of "A" if it is located on the closest wall with the same orientation as the wall containing the front door of the property. Components are assigned a letter B, C, or D in a clockwise manner based on the location of wall A. The code "N/A" is assigned to ceiling or floors. When multiple components of the same type within a room, common area or exterior site are tested, testing shall proceed from left to right, when facing the component, with each unit assigned a number, such as 1,2,3, etc...(e.g. A¹ window is the first window on the left side on the A wall. B² window sill is the second window sill from the left on the B wall.) If only one item is present, no additional numbering is required.

Column #2- "XRF Reading": This is the XRF reading column given in units of milligrams per square centimeter (mg/cm²) and is recorded onto the data sheets directly from the XRF analyzer after each test. A negative number sometimes exists because of the nature of the algorithmic substrate correction features of the spectrum analyzer. This is not meant to be interpreted as a "negative" amount of lead, but rather an effect from the density of the substrate on the detectable amount of excited lead electron particles, if any, that can be associated with the components reading.

Column #3- Classification of Readings

Each XRF test is classified as positive, negative, or inconclusive based on the following ranges according to the Performance Characteristic sheet for an RMD LPA-I using the "quick" mode and in accordance with the Maryland standard of >0.7 mg/cm². If no classification is shown than the result is negative.

For brick, concrete, drywall, plaster, and wood substrates:

Negative (N)	Positive (P)
≤ 0.7 mg/cm ²	≥ 0.8 mg/cm ²

For metal substrates:

Negative (N)	Positive (P)	Inconclusive (I)
≤ 0.7 mg/cm ²	≥ 1.1 mg/cm ²	0.8-1.0 mg/cm ²

Column #4 - Paint Condition

I = Intact

F = Fair

P = Poor

Address:

Client:

ALWE Project No. 12-2006

432

Client: Smith, Thomas + Smith, Inc.

ALWE Project No. 12-2006

Date: 3/6/13

Page 1 of 1

$$T = 3m\pi$$

	Shed - T _{inside}		Shed - E _{exterior}	
Door	A4	79.9 P	I	Wood
Door Jamb				
Door Casing				
Door Transom	A4	79.9 P	I	Wood
Door threshold				
A wall	A	0.0 N	T	Wood
B wall	B	6.3 P	T	Aluminum siding
C wall	C	2.2 P	T	↓
D wall	D	9.5 P	↓	↓
Foundation				
Ceiling		0.1 N	T	Wood
Structural ceiling		0.1 N	T	↓
Door heads	A4	79.9 P	I	(only guaranteed)
Door divider	B1/A4	9.3 P	T	A4/AS
↓	AS/A6	0.1 N	T	
Door	B	0.1 N	T	
Door casing	B	0.5 N	T	
Window	B1	0.0 N	T	
Window casing	B1	0.5 N	T	
Door head casing				
Partitions east structural				
Fascia				
Soffit				
Upper east siding				
Upper east corner molding				
Window sill				
Window well				
Structural corner joint				
Hatch				
Hatch casing				

The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F = fair; P = poor)

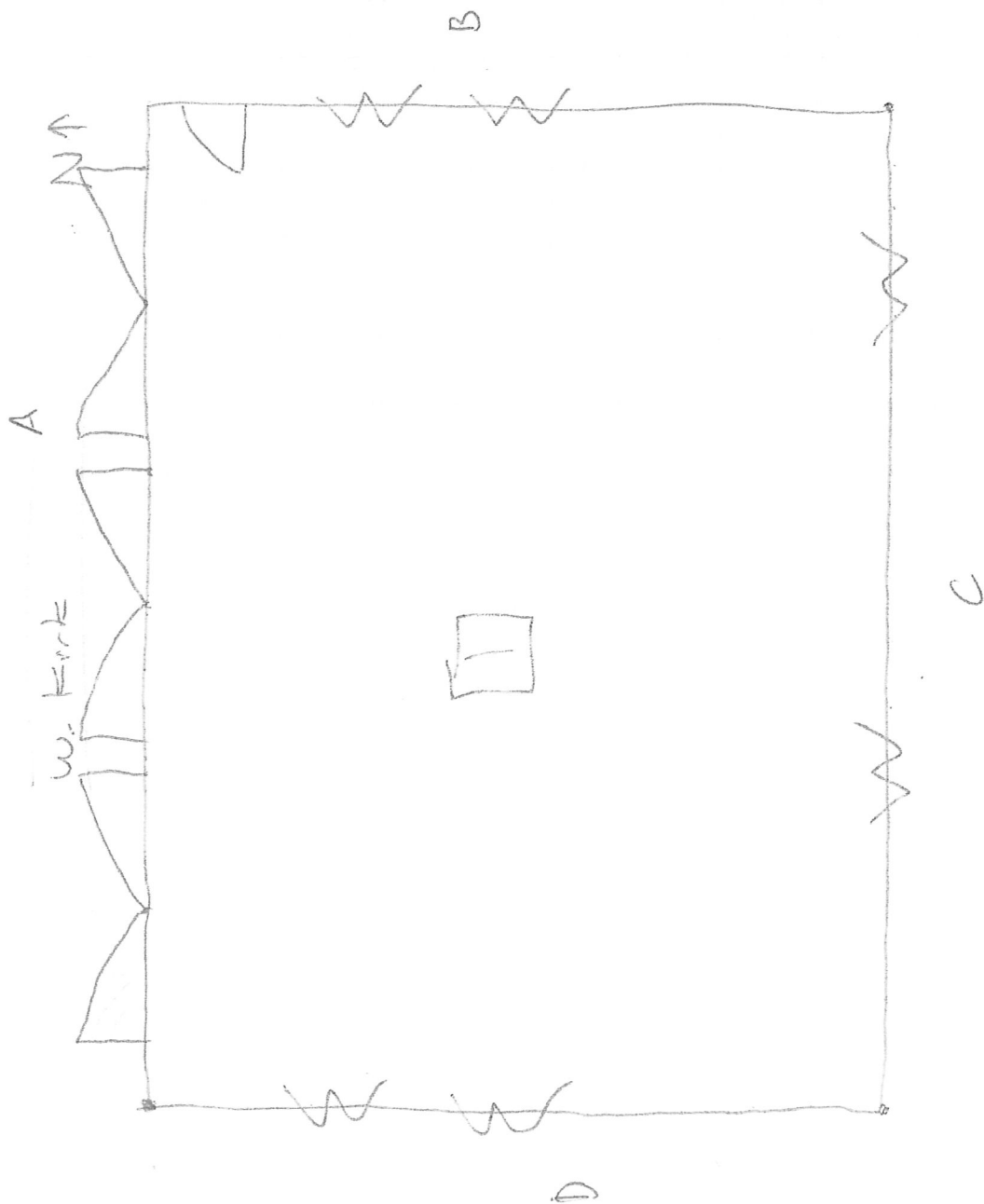


Figure 1

ALWE 3/6/12

12-2006

14 W. Kirk St.

Chey Chase, MD 20815

CCV Permitting

From: stsgc@aol.com
Sent: Thursday, March 29, 2012 12:06 PM
To: CCV Permitting
Subject: 14 W. Kirke Street

Good afternoon Mrs. Sands,

Per our earlier conversation in regard to the Thompson Garage demolition, Smith, Thomas & Smith, Inc. will be demolishing 86% of the existing Garage structure. The entire front wall of the structure, including doors and trim will be reused.

If any other questions arise, please don't hesitate to contact me.

Respectfully,
David Alessandrini
Smith, Thomas & Smith, Inc.
301-656-0141



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 28, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #591960, partial demolition of garage and new garage construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the February 22, 2012 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: W. Reid Thompson

Address: 14 West Kirke Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14 West Kirke Street, Chevy Chase	Meeting Date:	2/22/2012
Resource:	Outstanding Resource (House) Chevy Chase Village Historic District	Report Date:	2/15/2012
Applicant:	W. Reid Thompson (David Alessandrini, Architect)	Public Notice:	2/8/2012
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12E	Staff:	Josh Silver
PROPOSAL: Partial demolition of garage and new construction			

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Queen Anne
DATE: 1892-1916

PROPOSAL

The applicant is proposing to permanently remove the roof, rear and both side walls from an existing garage in the rear yard of the property and construct a new garage in the same location with same dimensions and height. The proposal includes systematically disassembling the front wall (doors/trim/pilasters) for reuse on the proposed new garage and demolition of the existing concrete floor in order to pour new code compliant concrete footers and a floor slab.

The proposed material treatments for the new garage consist of painted fiber cement siding, asphalt shingles, painted wooden, casement or double-hung, 6/6 SDL windows, a wooden SDL multi-light side entry door, and reuse of the existing carriage doors, trim and pilasters on the front elevation.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

"Moderate Scrutiny" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

"Strict Scrutiny" means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be "strict in theory but fatal in fact" i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Garages and accessory buildings- which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposed partial demolition of the existing garage and construction of a new garage with the same dimensions and in the same location.

Staff performed a limited visual inspection of the garage interior and exterior and documented the following: (1) multiple cracks in the existing floor slab and no evidence of structural footers; (2) non-historic aluminum siding nailed directly to the wall framing; (3) unconventional side and rear wall framing; and (4) replacement roofing.

The existing garage is documented on the 1927 Sanborn Fire Insurance Map. The primary structure was constructed c1892-1916; as such it is likely that the garage is of an earlier construction date and contributes to the historic district.

However, staff supports the proposed partial demolition given the garage displays evidence of having been altered and that the proposed garage is a compatible reproduction of the existing garage the applicant is proposing to partially demolish.

The Chevy Chase Village Guidelines state **garages and accessory structures** detached from the main house should be subject to **lenient scrutiny** but should be compatible with main building (house).

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

The massing, scale and dimensions of the proposed garage are identical to the existing garage and therefore a subordinate relationship of the garage to the house will be maintained while still allowing for the garage to contribute to the historic district. The proposed reuse of the existing carriage doors on the front elevation of the new garage will preserve the character of the garage, as such the proposed work will have negligible impact on the streetscape of the historic district.

Staff finds that in applying **Lenient Scrutiny**, the applicant's proposal to partially demolish the existing garage and construct a new garage as outlined in the proposal section is consistent with the **Guidelines**.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) (1) & (2);

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

Smith, Thomas & Smith, Inc.

GENERAL CONTRACTORS

MD. LICENSE #453
D.C. LICENSE #17
VA. LICENSE #035673

4713 MAPLE AVENUE, BETHESDA, MD 20814
TELEPHONE: 301-656-0141
EMAIL: STSGC@AOL.COM
FAX: 301-656-6705
www.smiththomasandsmith.com

February 1, 2012

HISTORIC PRESERVATION COMMISSION SUBMITTAL

- Project: Remodeling of existing Carriage House at #14 W. Kirke Street, Chevy Chase, MD (Accessory Building, rear, corner of property)
- History: Mr. Reid Thompson, #14 W. Kirke Street, commissioned Smith, Thomas & Smith, Inc. (STS) to remodel the existing rear yard Carriage House from its current, open, garage-like interior to a Guest Suite, including a Bathroom, Bedroom and small Kitchen. The interior space appeared adequately sized to accommodate the improvements. Initially, it was assumed that the existing structure could remain, and with interior partitioning, and plumbing and electrical connections to the Main House, the project was feasible.
- Mr. and Mrs. Thompson and STS agreed to save / preserve the front façade entirely, including the six (6) Carriage House doors, pilasters and trim.
- New windows would be added to the side and rear walls, wood double hung and casements, similar to windows in the Main House.
- The existing metal siding, 4" to-the-weather, would be replaced with Hardie-Plank siding, 4" to-the-weather, matching the "look" of the existing siding.
- Several Floor Plan designs were submitted and finally a Plan was decided upon, after which cost estimating began.

Determining the Project construction requirements resulted in the following findings:

Existing Structural Conditions:

- The existing Carriage House structure had no footing, but sits on a poured concrete slab, not reinforced, which is badly cracked throughout, and has allowed considerable heaving inside and around the perimeter. Building Codes require a continuous concrete footing, and the existing slab would not be "reusable" and would have to be removed. A new concrete footing and reinforced slab would be necessary.
- The existing metal siding (which was to be replaced) was attached directly to the wall framing without any subsiding, simply nailed to the existing wall studs. Building Codes require subsiding (1/2" plyscore plywood) and house wrap / vapor barrier.
- The perimeter wall framing was (very) unconventional, with studs spaced from 30" on center to 60" on center. Building Codes require 16" on center. Also, the bottom plates of these walls are not treated, as required. All existing walls would require substantial reframing to comply with current codes.



- The existing roof and ceiling framing members were undersized and not spaced for proper support per current Building Code requirements. They would both have to be reframed.

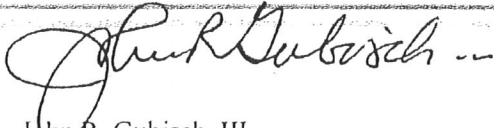
All of the above-mentioned findings were discussed with Mr. Thompson and it was decided that STS and the Thompsons would save time and money if the existing structure and broken concrete slab was taken down and rebuilt to current Building Code requirements, under the following design criterion:

- A monolithic footing and concrete slab would be poured, matching the dimensions of the existing Carriage House, per current Building Codes.
- The new structure (Guest Suite) would be designed to match the exact dimensions of the existing Carriage House, including width, length, height, mass and scale. Framing of walls, roof, ceiling, headers and insulation would be per all applicable Building Codes. All exterior trim would match existing trim.
- As decided preliminarily, the front façade (the only wall visible from the public right-of-way) would be reconstructed using the existing, six (6) Carriage House doors, pilasters and trim, fitted into the new front wall with the same dimensions as the existing front wall.
- The windows on the side and rear walls (not visible from the front right-of-way) would be Lincoln, wood double-hung or casements (sized and located as shown on Plans), with painted exteriors and interiors, simulated divided lites (muntins) and muntin patterns similar to the Main House windows.

After deciding on the scope of the revised Project, a contract price was agreed upon and STS prepared construction plans for submittal to the Historical Preservation Commission, the Montgomery County Building Permit division and the Chevy Chase Village.

Summary: After our in-depth structural review of the existing conditions, the revised construction scheme and the completion of the Construction Plans / Specifications for the guest Suite, it is hoped STS and the Thompsons will be approved to proceed with this Project as described above.

Respectfully Submitted,



John R. Gubisch, III
Vice President / Secretary